



63 +/- Acre Illinois Income Producing Farmland for Sale - Effingham County

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PRICE IMPROVED



PROPERTY ADDRESS:

00 N. 1200th Street
Effingham, IL 62401

PRICE: \$344,000

ACRES: 63.18

COUNTY: Effingham

PROPERTY HIGHLIGHTS:

- 63 +/- Acres
- 52 +/- Tillable Acres
- Potential Building Site
- Mineral Rights Being Sold
- Owner willing to Split: North 40 +/- acres, South 23.13 +/- acres
- Tillable Acres have a PI of 101.4
- Road Frontage

PROPERTY DESCRIPTION:

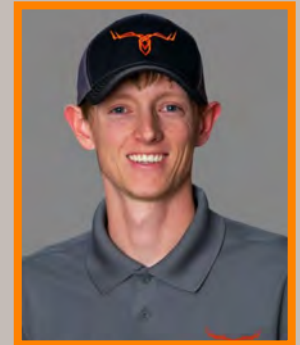
This 63 +/- acre property is an income producing farm located just north of Effingham, offering approximately 52 +/- tillable acres. The soils on the tillable acres are Holton Silt Loam (making up 34.7 acres of the 52 tillable) and Wirt Loam (making up 15.5 acres of the 52 tillable). The PI average for tillable is 101.4, which is slightly higher than the county average of 98.

The owner is willing to divide the property if needed. The north property is 40 +/- acres and the south property is 23.13 +/- acres. With road frontage, this property can be easily entered with large equipment.

There are approximately 6-7 acres of non-tillable ground that rest on top of a small knob/hill. This hill is currently being used to produce hay and provides a nice little source of income. These acres are also a potential location for a building site. The elevated hill is close to the road and overlooks the rest of the bottom and water/electric are located along the road, making them very easy to tie into if you are wanting to build on this property.

This property is adjacent to the Little Wabash River and is in the floodplain, however, the current tenant has not failed to raise a crop since he has been farming this property. In the last 5 years, beans have averaged 48 bushel per acre, while corn has averaged 157 bushel per acre.

Mineral rights are being sold with this property.



PRESENTED BY:

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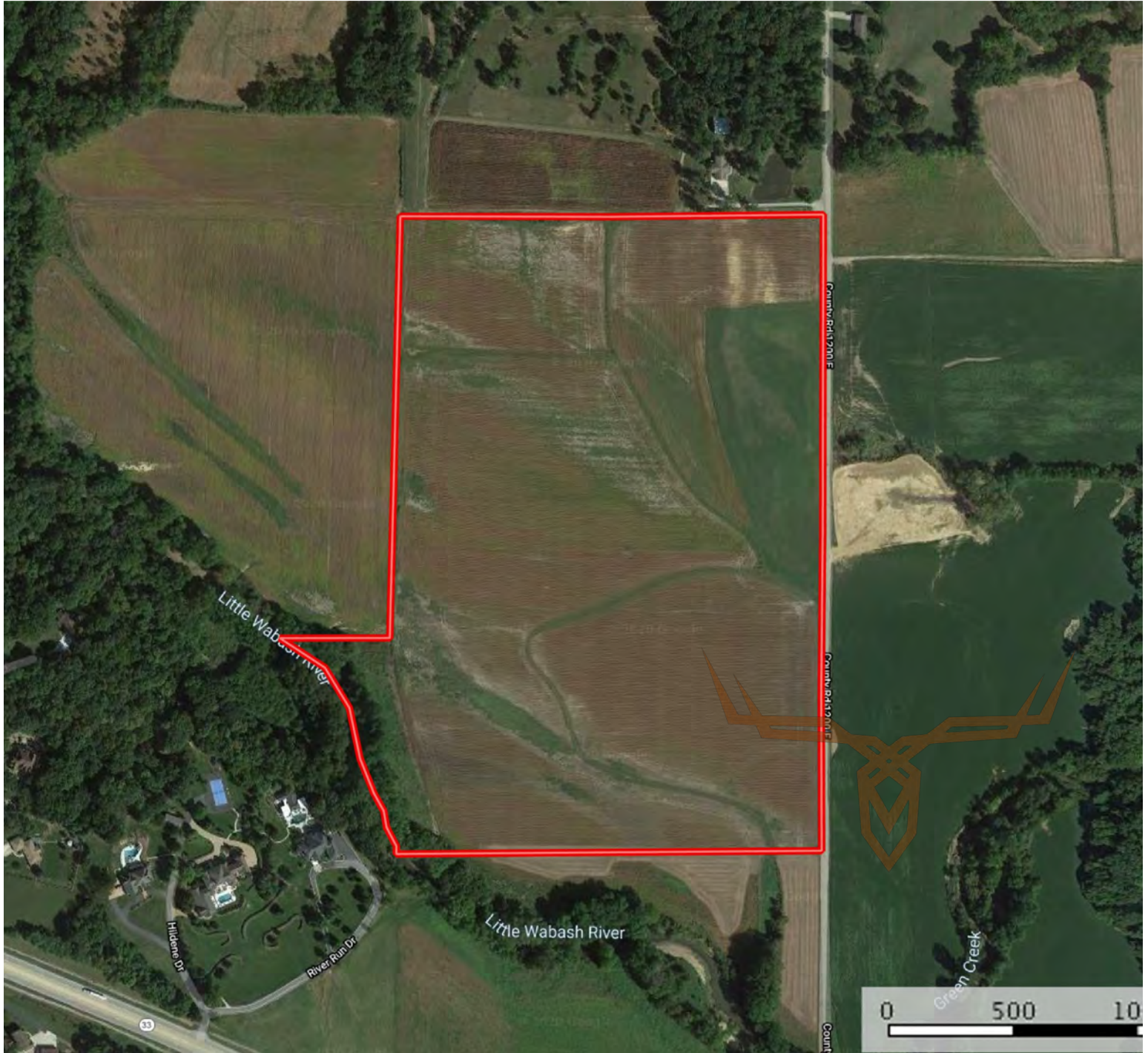
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals